046.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	889,000 / 889,000
					USE VALUE:	889,000 / 889,000
					ASSESSED:	889,000 / 889,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEY ANDREW M/ANNETTE
Owner 2:	DEY CHARLES F
Owner 3:	
Street 1:	PO BOX 22
Street 2:	
Twn/City:	WALPOLE
St/Prov:	NH Cntry Own Occ: N
Postal:	03608 Type:

PREVIOUS OWNER

Owner 1:	DEY ANDREW M--ETAL -
Owner 2:	DEY CHARLES F -
Street 1:	RR 1
Twn/City:	ALSTEAD
St/Prov:	NH Cntry
Postal:	03602

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1924, having primarily Clapboard Exterior and 2172 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4987.000	433,300		455,700	889,000
Total Card	0.114	433,300		455,700	889,000
Total Parcel	0.114	433,300		455,700	889,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.39 | /Parcel: 409.39

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	32510
GIS Ref	
GIS Ref	
Insp Date	11/10/18

!3893!

PREVIOUS ASSESSMENT

Parcel ID: 046.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	433,300	0	4,987.	455,700	889,000		Year end	12/23/2021
2021	104	FV	413,800	0	4,987.	455,700	869,500		Year End Roll	12/10/2020
2020	104	FV	413,800	0	4,987.	455,700	869,500	869,500	Year End Roll	12/18/2019
2019	104	FV	333,300	0	4,987.	484,200	817,500	817,500	Year End Roll	1/3/2019
2018	104	FV	333,300	0	4,987.	353,200	686,500	686,500	Year End Roll	12/20/2017
2017	104	FV	313,300	0	4,987.	307,600	620,900	620,900	Year End Roll	1/3/2017
2016	104	FV	313,300	0	4,987.	262,000	575,300	575,300	Year End	1/4/2016
2015	104	FV	263,300	0	4,987.	256,300	519,600	519,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:45:07

LAST REV

Date	Time
04/09/19	15:08:10
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3893

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEY ANDREW M--E	43880-122		10/13/2004	Family	99	No	No		
DEY CHARLES/ETA	23325-412		6/21/1993		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	372	PATRIOT
3/9/2000	Measured	263	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	32510
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4987		Sq. Ft.	Site		0	80.	1.14	1									455,688						455,700	

Total AC/HA:	0.11449	Total SF/SM:	4987	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	455,688	Spl Credit		Total:	455,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.19123709
Const Adj.:	0.99989998
Adj $ / SQ:	202.490
Other Features:	141500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	628019
Depreciation:	194686
Depreciated Total:	433333

COMMENTS

EST UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	4	HB	

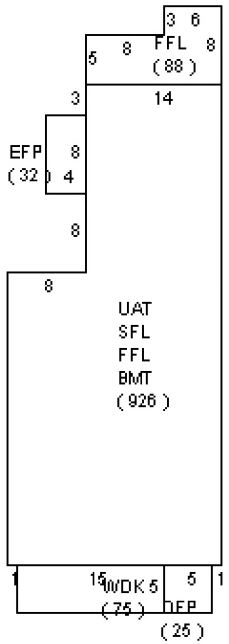
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	202.49
Special Features:	0	Val/Su Net:	134.15
Final Total:	433300	Val/Su SzAd	223.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,014	202.490	205,325
BMT	Basement	926	60.750	56,252
SFL	Second Floor	926	202.490	187,506
UAT	Upper Attic	232	141.740	32,814
WDK	Deck	75	16.000	1,200
EFP	Enclos Porch	32	72.590	2,323
OFP	Open Porch	25	44.000	1,100
	Net Sketched Area:	3,230	Total:	486,520
Size Ad	1940	Gross Area	3924	FinArea 2172

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

046.0-0003-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X6	A	AV	1990	0.00	T	23.2	104						
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc